



2011 Weishuhn Road

New Urm, TX 78950

For More Information Contact:

Bill Johnson & Associates Real Estate

420 East Main Bellville, Texas 77418

979-865-5969 ~ 281-463-3791 ~ 979-992-2636

~

www.bjre.com

Are you looking for seclusion and privacy?? Then this property is for you!! Leave the hustle and bustle behind and head out to your own private hideaway. Enjoy your morning cup of coffee on the front porch of the cabin, as you watch the sun rise across the pond, and listen to the frogs and birds sing their summer melody. Bring the children and grandchildren out to either hunt wildlife or fish in the stocked pond. The cabin features a full kitchen, open concept dining and living area, full bath, bedroom, and utility closet downstairs with a large open loft area upstairs that is perfect for either a game room or numerous other beds. The property also features a storage building to keep all of your recreational toys or tools in.

Call [Bill Johnson and Associates](#) for your own private showing at **(979) 865-5466**.

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



Property View



Back of Cabin



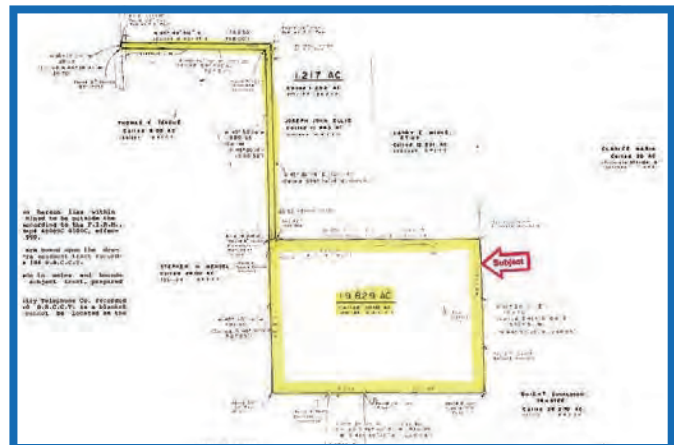
Pond



Storage Building



Aerial



Survey

**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., P.O. Box 294

Bellville, Texas 77418

979-865-5969 or 281-463-3791

979-865-5500 - fax

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NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

LOT OR ACREAGE LISTING

Location of Property: From New Ulm, take Weishuhn Rd - 6 miles to property on the left Listing #: 78750
 Address of Property: 2011 Weishuhn Road, New Ulm, TX Approx. Amount of Road Frontage: 30.00 FEET
 County: Colorado Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: NONE Lot Size or Dimensions: 21.081 acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 21.0810**Price per Acre (or)****Total Listing Price:** \$275,000.00**Terms of Sale:**

Cash: ☒ YES ☐ NO
 Seller-Finance: ☐ YES ☒ NO
 Sell.-Fin. Terms:
 Down Payment:
 Note Period:
 Interest Rate:
 Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.
 Balloon Note: ☐ YES ☐ NO
 Number of Years:

Property Taxes: Year: 2012

School: \$2,794.12

County: \$1,131.88

Hospital: \$0.00

GCD: \$35.22

TOTAL: \$3,961.22

Agricultural Exemption: ☐ Yes ☒ No**School District:** Columbus I.S.D.**Minerals and Royalty:**

Seller believes 0% *Minerals
 to own: 0% *Royalty
 Seller will 0% Minerals
 Convey: 0% Royalty

* Current title commitment to reflect mineral and royalty reservations *

Leases Affecting Property:Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Easements Affecting Property: Name(s):

Pipeline: NONE

Roadway: None

Electric: San Bernard Electric Co-op.

Telephone: Industry Telephone Co.

Water: None

Other: None

Oil or Gas Sites: ☐ Yes ☒ No**Improvements on Property:**Home: ☒ YES ☐ NO See HOME listing if Yes

Buildings:

Barns: 20' X 52' STORAGE BUILDING

Others:

Approx. % Wooded: 90% +/-

Type Trees: PINE, OAKS, CEDARS,

Fencing: Perimeter: Back ☐ YES ☒ NO

Condition:

Cross-Fencing: ☐ YES ☒ NO

Condition:

Ponds: Number of Ponds: 1

Sizes: 1 ACRE

Creek(s): Name(s):**River(s):** Name(s): NONE**Water Well(s): How Many?** 1

Year Drilled: 1990's

Depth: 185'

Community Water Available: ☐ YES ☒ NO

Provider: NONE

Electric Service Provider (Name):

SAN BERNARD ELECTRIC COOP.

Gas Service Provider (Name):

NONE

Septic System(s): How Many: 1

Year Installed: 1990's per seller

Soil Type: SANDY LOAM AND GRAVEL**Grass Type(s):** COASTAL, BAHIA, NATIVE**Flood Hazard Zone:** See Seller's Disclosure or to be

determined by survey.

Nearest Town to Property: NEW ULM

Distance: 6 MILES

Approximate driving time to Houston: 1 HOUR

Items specifically excluded from the sale:

ALL OF SELLER'S PERSONAL PROPERTY

Additional Information:

DEER FEEDER

STOCKED BASS & PERCH IN POND

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CABIN LISTING

Address of Home: 2011 Weishuhn Road, New Ulm, TX 78950 Listing #: 78750
 Location of Home: From New Ulm, Take Walnut to Weishuhn Rd.-approx 6 miles to property on left
 County or Region: Colorado For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: NONE Property Size: 21.081
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Listing Price:**Terms of Sale:**Cash: ☒ YES ☐ NOSeller-Finance: ☐ YES ☒ NO**Sell.-Fin. Terms:**

Down Payment:

Note Period:

Interest Rate:

Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.Balloon Note: ☐ YES ☐ NO

Number of Years:

Size and Construction:

Year Home was Built: 1990's per Seller

Lead Based Paint Addendum Required if prior to 1978: ☐ YES

Bedrooms: 1 with loft Baths: 1

Size of Home (Approx.) 1,560 sq.ft. Living Area

1,890 sq.ft. Total

Foundation: ☐ Slab ☒ Pier/Beam ☐ Other

Roof Type: COMPOSTITION Year Installed: 2002

Exterior Construction: WOOD EXTERIOR

Room Measurements: (Approximately)

Living Room: 19' x 16'

Dining Room: 14' x 16'

Kitchen: 13' x 8'

LOFT: 18' x 21'

Utility Room: Located inside closet in hallway

Bath: 8' x 5' ☒ Tub ☒ ShowerBath: ☐ Tub ☐ ShowerBath: ☐ Tub ☐ Shower

Bedroom: 12' x 13'

Bedroom:

Bedroom:

Bedroom:

Game Room:

Garage: ☐ Carport: ☐ No. of Cars:Size: ☐ Attached ☐ Detached**Porches:**

Front: Size: 10' x 30' COVERED

Back: Size:

Deck: Size: ☐ CoveredDeck: Size: ☐ Covered

Fenced Yard: NONE

Outside Storage ☒ Yes ☐ No Size: 20' x 52'

Construction: BARN

TV Antenna ☐ Dish ☐ Cable ☐**Home Features:**☒ Ceiling Fans No. 5☐ Dishwasher☐ Garbage Disposal☐ Microwave (Built-In)☒ Kitchen Range ☐ Gas ☒ Electric☐ Other**Items Specifically Excluded from The Sale: LIST:**ALL SELLER'S PERSONAL PROPERTY LOCATED ON SAID
21.081 ACRES.**Heat and Air:**☐ Central Heat Gas ☐ Electric☐ Central Air Gas ☐ Electric☒ Other: 1 AC window unit☐ Fireplace(s)☒ Wood Stove☒ Water Heater(s): ☐ Gas ☒ Electric**Utilities:**

Electricity Provider: SAN BERNARD ELECTRIC COOP.

Gas Provider: NONE

Sewer Provider: SEPTIC

Water Provider: WELL

Water Well: ☒ YES ☐ NO Depth: 185'

Year Drilled: 1990's

Average Utility Bill: Monthly: \$110.00

Taxes: 2012 Year

School: \$ 2,794.12

County: \$ 1,131.88

Hospital: \$ -

GCD: \$ 35.22

Taxes: \$ 3,961.22

School District: COLUMBUS ISD

Additional Information:

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS
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TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

2011 Weishuhn Road, New Ulm, TX 78950

CONCERNING THE PROPERTY AT _____

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☐ is ☒ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? ☐ _____ or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring			<input checked="" type="checkbox"/>
Carbon Monoxide Det.			<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop			<input checked="" type="checkbox"/>
Dishwasher			<input checked="" type="checkbox"/>
Disposal			<input checked="" type="checkbox"/>
Emergency Escape Ladder(s)			<input checked="" type="checkbox"/>
Exhaust Fans			<input checked="" type="checkbox"/>
Fences			<input checked="" type="checkbox"/>
Fire Detection Equip.			<input checked="" type="checkbox"/>
French Drain			<input checked="" type="checkbox"/>
Gas Fixtures			<input checked="" type="checkbox"/>
Natural Gas Lines			<input checked="" type="checkbox"/>

Item	Y	N	U
Liquid Propane Gas:			<input checked="" type="checkbox"/>
-LP Community (Captive)			<input checked="" type="checkbox"/>
-LP on Property			<input checked="" type="checkbox"/>
Hot Tub			<input checked="" type="checkbox"/>
Intercom System			<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>		
Outdoor Grill			<input checked="" type="checkbox"/>
Patio/Decking	<input checked="" type="checkbox"/>		
Plumbing System	<input checked="" type="checkbox"/>		
Pool			<input checked="" type="checkbox"/>
Pool Equipment			<input checked="" type="checkbox"/>
Pool Maint. Accessories			<input checked="" type="checkbox"/>
Pool Heater			<input checked="" type="checkbox"/>

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			<input checked="" type="checkbox"/>
Rain Gutters			<input checked="" type="checkbox"/>
Range/Stove	<input checked="" type="checkbox"/>		
Roof/Attic Vents			<input checked="" type="checkbox"/>
Sauna			<input checked="" type="checkbox"/>
Smoke Detector			<input checked="" type="checkbox"/>
Smoke Detector - Hearing Impaired			<input checked="" type="checkbox"/>
Spa			<input checked="" type="checkbox"/>
Trash Compactor			<input checked="" type="checkbox"/>
TV Antenna			<input checked="" type="checkbox"/>
Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Window Screens	<input checked="" type="checkbox"/>		
Public Sewer System			<input checked="" type="checkbox"/>

Item	Y	N	U	Additional Information
Central A/C			<input checked="" type="checkbox"/>	<input type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Evaporative Coolers			<input checked="" type="checkbox"/>	number of units: _____
Wall/Window AC Units	<input checked="" type="checkbox"/>			number of units: <u>1</u>
Attic Fan(s)			<input checked="" type="checkbox"/>	if yes, describe: _____
Central Heat			<input checked="" type="checkbox"/>	<input type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Other Heat	<input checked="" type="checkbox"/>			if yes, describe: <u>Wood-burning stove</u>
Oven	<input checked="" type="checkbox"/>			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney			<input checked="" type="checkbox"/>	<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport			<input checked="" type="checkbox"/>	<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage			<input checked="" type="checkbox"/>	<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers			<input checked="" type="checkbox"/>	number of units: _____ number of remotes: _____
Satellite Dish & Controls			<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System			<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: <u>1</u> number of units: _____
Water Softener			<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler			<input checked="" type="checkbox"/>	<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>			if yes, attach information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 9-01-11

Initialed by: Seller: [Signature] and Buyer: [Signature]

Page 1 of 5

Concerning the Property at _____

Water supply provided by: ☐ city ☒ well ☐ MUD ☐ co-op ☐ unknown ☐ other: _____Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: Composition Age: 20+ years (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☐ no ☐ unknownAre you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☒ yes ☐ no If yes, describe (attach additional sheets if necessary): _____Dish Washer**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Bottom of front door peeling**Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Previous Foundation Repairs		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Previous Roof Repairs	<input checked="" type="checkbox"/>	
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>	Other Structural Repairs		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Water Penetration		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

(TAR-1406) 9-01-11

Initialed by: Seller DS

and Buyer: _____

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2011 Weishuhn Road, New Ulm, TX 78950

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

Repaired = new composition roof due to hail damage -
in 2008

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____**Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

Y N

☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.☐ ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntaryAny unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

☐ ☒ Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

(TAR-1406) 9-01-11

Initialed by: Seller

DS
RL

and Buyer: _____

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Concerning the Property at 2011 Weishuhn Road, New Ulm, TX 78950

Section 6. Seller ☒ has ☐ has not attached a survey of the Property.Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- ☐ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☐ unknown ☒ no ☐ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

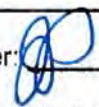
*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller:  Date: 5/29/13
 Printed Name: James A. Poston
 DocuSigned by: Robert L. Lytton Date: 6/5/2013
 Signature of Seller:  Date: _____
 Printed Name: Robert L. Lytton

(TAR-1406) 9-01-11

Initialed by: Seller: 

and Buyer: _____

Page 4 of 5

2011 weishuhn Road, New Ulm, TX 78950

Concerning the Property at _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us . For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:
- | | |
|----------------------|----------------|
| Electric: _____ | phone #: _____ |
| Sewer: _____ | phone #: _____ |
| Water: _____ | phone #: _____ |
| Cable: _____ | phone #: _____ |
| Trash: _____ | phone #: _____ |
| Natural Gas: _____ | phone #: _____ |
| Phone Company: _____ | phone #: _____ |
| Propane: _____ | phone #: _____ |
- (5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____	Date _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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2011 Weishuhn Road, New Ulm, TX 78950

CONCERNING THE PROPERTY AT

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Field Lines ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: North-west of house ☐ Unknown
- (4) Installer: Marek ☐ Unknown
- (5) Approximate Age: year 2000 ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☒ None
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TAR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller 

Page 1 of 2

Bill Johnson & Associates 420 E. Main Bellville, TX 77418
Phone: 979.865.5969

Fax: 979.865.5500

Brooke Schrader

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Poston

Information about On-Site Sewer Facility concerning _____

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.


Signature of Seller

5/29/13
Date

DocuSigned by:

Signature of Seller

6/5/2013

Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

**ADDENDUM FOR RESERVATION OF OIL, GAS,
AND OTHER MINERALS**

12-05-2011

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

2011 Weishuhn Road, New Ulm, TX 78950

(Street Address and City)

NOTICE: For use only if Seller reserves all or a portion of the Mineral Estate.

- A. "Mineral Estate" means all oil, gas, and other minerals in or under the Property, any royalty under any existing or future lease covering any part of the Property, surface rights (including rights of ingress and egress), production and drilling rights, lease payments, and all related benefits.
- B. The Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):
- ☐ (1) Seller reserves all of the Mineral Estate owned by Seller.
- ☒ (2) Seller reserves an undivided - 0 - % interest in the Mineral Estate owned by Seller. *NOTE: If Seller does not own all of the Mineral Estate, Seller reserves only this percentage of Seller's interest.*
- C. Seller ☒ waives ☐ does not waive Seller's surface rights (including rights of ingress and egress). *NOTE: Any waiver of surface rights by Seller does not affect any surface rights that may be held by others.*
- D. If B(2) applies, Seller shall, on or before the Closing Date, provide Buyer contact information known to Seller for any existing lessee.

If either party is concerned about the legal rights or impact of the above provisions, that party is advised to consult an attorney BEFORE signing.

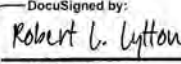
TREC rules prohibit real estate licensees from giving legal advice.

Buyer



Seller

Buyer

DocuSigned by:


63220C5DA79E48B...
Seller

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 44-1. This form replaces TREC No. 44-0.

(TAR 1905) 12-05-2011

TREC NO. 44-1



Approved by the Texas Real Estate Commission for Voluntary Use
*Texas law requires all real estate licensees to give the following information about
 brokerage services to prospective buyers, tenants, sellers and landlords.*

10-10-11

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

DocuSigned by:

Robert L. Lytton

6/5/2013

Buyer, Seller, Landlord or Tenant

97929C5DA70E48B...

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 . 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

Bill Johnson & Associates 420 E. Main Bellville, TX 77418
 Phone: 979.865.5969

Fax: 979.865.5500

Brooke Schrader

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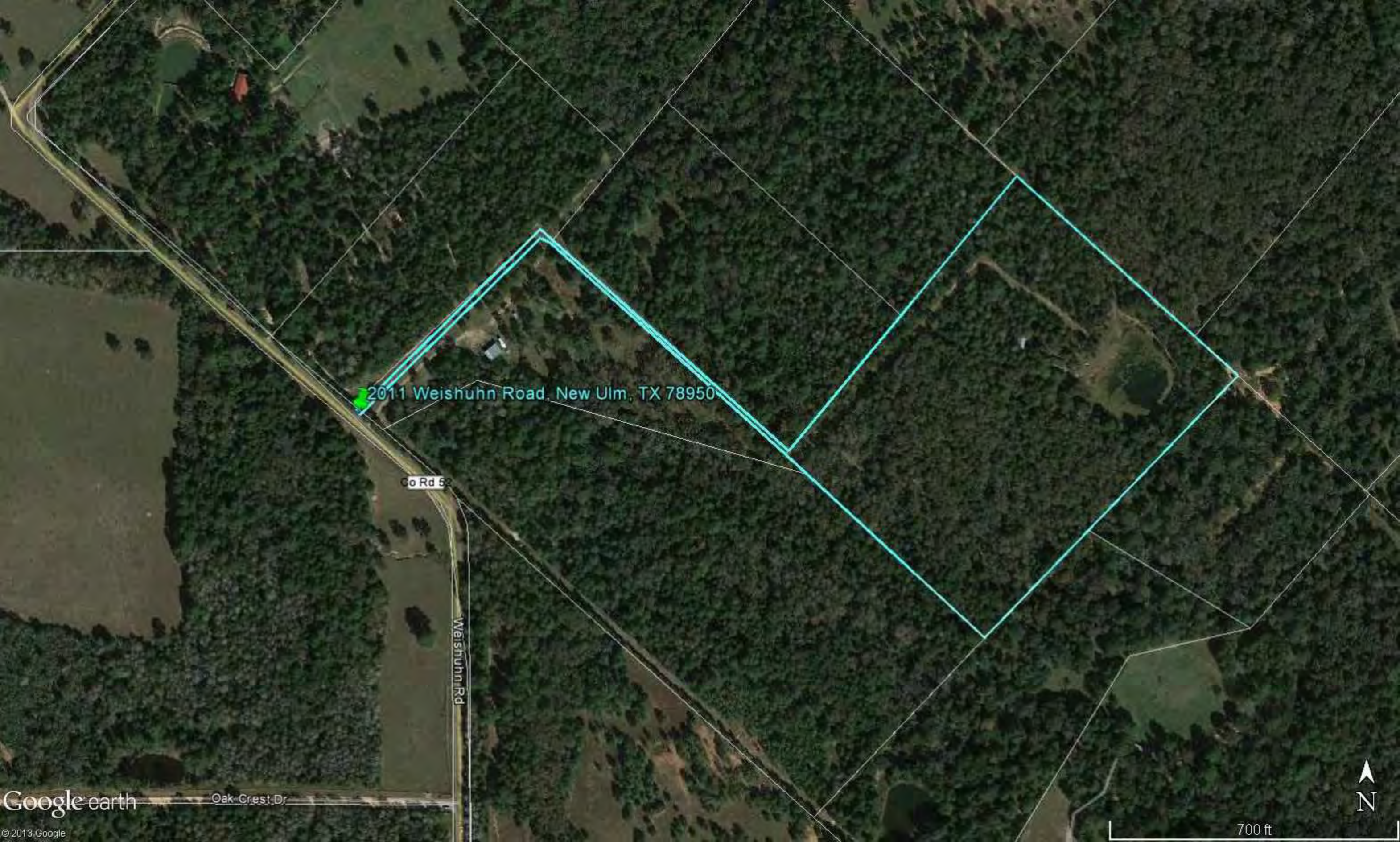
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LARRY E
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2011 Weishuhn Road, New Ulm, TX 78950

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Weishuhn Rd

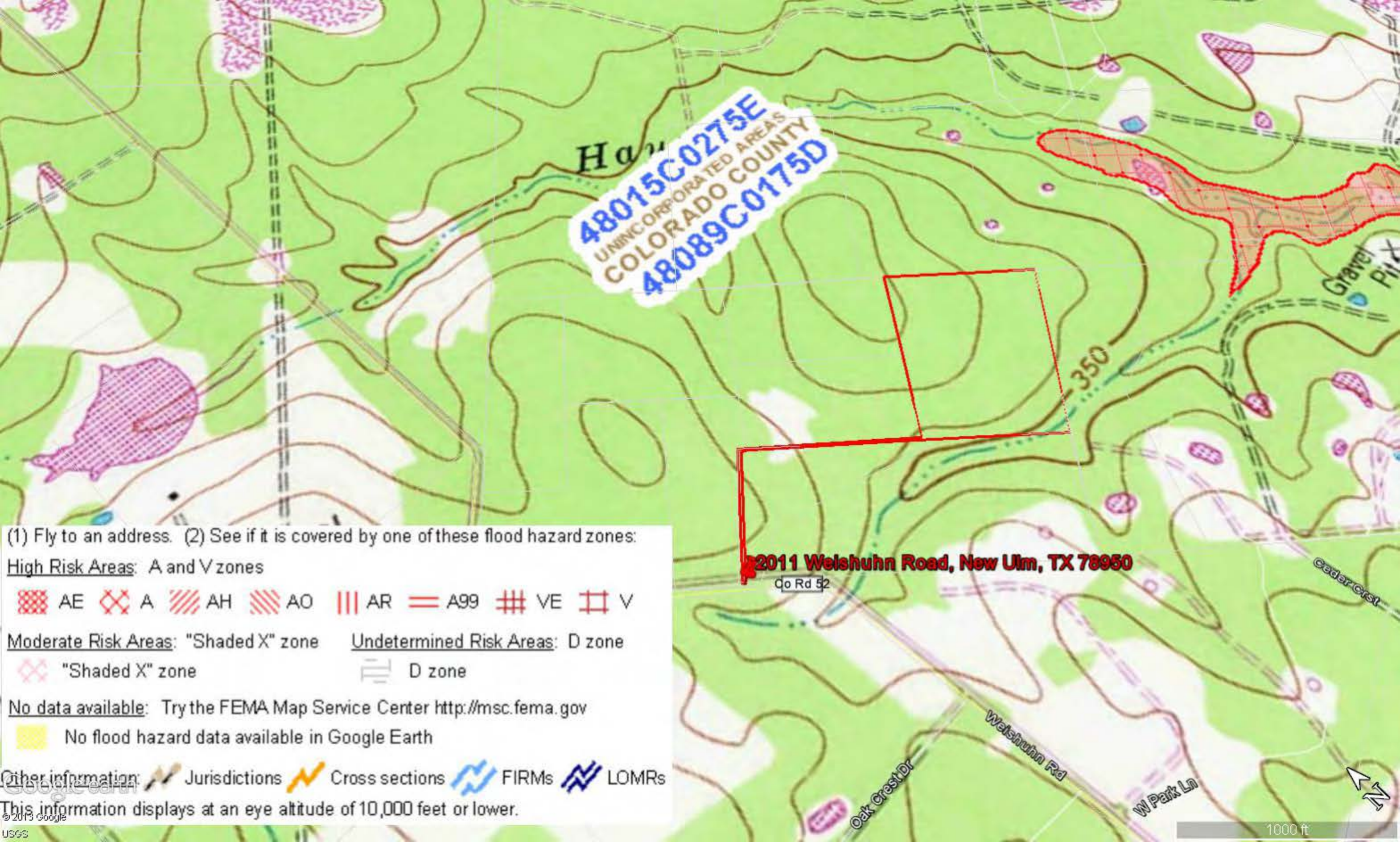
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Google earth

© 2013 Google

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(1) Fly to an address. (2) See if it is covered by one of these flood hazard zones:

High Risk Areas: A and V zones

AE A AH AO AR A99 VE V

Moderate Risk Areas: "Shaded X" zone Undetermined Risk Areas: D zone

"Shaded X" zone D zone

No data available: Try the FEMA Map Service Center <http://msc.fema.gov>

No flood hazard data available in Google Earth

Other information: Jurisdictions Cross sections FIRMs LOMRs

This information displays at an eye altitude of 10,000 feet or lower.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

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IF THE BROKER REPRESENTS THE OWNER:

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Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

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- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

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If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*** Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

**** If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

SIGN HERE

Buyer, Seller, Landlord or Tenant

Date

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